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SUBMITTAL REQUIREMENTS REZONE WITHOUT ASSOCIATED DEVELOPMENT

City of Renton Development Services Division
1055 South Grady Way-Renton, WA 98055
Phone: 425-430-7200 Fax: 425-430-7231

PURPOSE: To ensure a proposed change in zoning classification is consistent with the comprehensive plan, appropriate and timely.

FREE CONSULTATION MEETING: Prior to submitting an application, the applicant should informally discuss the proposed development with the Development Services Division. The Development Services Division will provide assistance and detailed information on the City's requirements and standards. Applicants may also take this opportunity to request the waiver of the City's typical application submittal requirements, which may not be applicable to the specific proposal. For further information on this meeting, see the instruction sheet entitled "Submittal Requirements: Pre-Application."

COMPLETE APPLICATION REQUIRED: In order to accept your application, each of the numbered items must be submitted at the **same time**. If you have received a prior written waiver of a submittal item(s) during a pre-application meeting, please provide the waiver form in lieu of any submittal item not provided. **All plans and attachments must be folded to a size not exceeding 8½ by 11 inches.**

APPLICATION SCREENING: *Applicants are encouraged to bring in one copy of the application package for informal review by staff, prior to making the requested number of copies, colored drawings, or photo reductions. Please allow approximately 45 minutes for application screening.*

APPLICATION SUBMITTAL HOURS: Applications should be submitted to Development Services staff at the 6th floor counter of Renton City Hall, 1055 South Grady Way, between 8:00 A.M. and 4:00 P.M. Monday through Friday. An appointment to submit your application is not necessary. Due to the screening time required, applications delivered by messenger cannot be accepted.

All Plans and Attachments must be folded 8 ½" by 11"

APPLICATION MATERIALS:

1. ☐ **Pre-Application Meeting Summary:** If the application was reviewed at a "pre-application meeting", please provide **5 copies** of the written summary provided to you.
2. ☐ **Waiver Form:** If you received a waiver form during or after a "pre-application meeting", please provide **5 copies** of this form.

3. ☐ **Plat Certificate or Title Report:** Please provide **3 copies** of a current Plat Certificate or Title Report obtained from a title company documenting ownership and listing all encumbrances of the involved parcel(s). The Title Report should include all parcels being developed, but no parcels that are not part of the development. If the Plat Certificate or Title Report references any **recorded documents** (i.e. easements, dedications, covenants) **5 copies** of the referenced recorded document(s) must also be provided. All easements referenced in the Plat Certificate must be located, identified by type and recording number, and dimensioned on the Site Plan.
4. ☐ **Land Use Permit Master Application Form:** Please provide the **original plus 11 copies** of the **COMPLETED** City of Renton Development Services Division's Master Application form. Application must have notarized signatures of **ALL** current property owners listed on the Title Report. If the property owner is a corporation, the authorized representative must attach proof of signing authority on behalf of the corporation. The legal description of the property must be attached to the application form.
5. ☐ **Environmental Checklist:** Please provide **12 copies** of the Environmental Checklist. Please ensure you have signed the checklist and that all questions on the checklist have been filled in before making copies. If a particular question on the checklist does not apply, fill in the space with "Not Applicable".
6. ☐ **Project Narrative:** Please provide **12 copies** of a clear and concise description of the proposed project, including the following:
- Project name, size and location of site
 - Land use permits required for proposed project
 - Zoning designation of the site and adjacent properties
 - Current use of the site and any existing improvements
 - Special site features (i.e. wetlands, water bodies, steep slopes)
 - Statement addressing soil type and drainage conditions
 - Proposed use of the property and scope of the proposed development
 - For plats indicate the proposed number, net density and range of sizes (net lot area) of the new lots
 - Access
 - Proposed off-site improvements (i.e. sidewalks, fire hydrants, sewer main, etc.)
 - Total estimated construction cost and estimated fair market value of the proposed project
 - Estimated quantities and type of materials involved if any fill or excavation is proposed
 - Number, type and size of any trees to be removed
 - Explanation of any land to be dedicated to the City
 - Any proposed job shacks, sales trailers, and/or model homes
 - Any proposed modifications being requested (include written justification)
- For projects located within 100 feet of a stream or wetland, please include:
- Distance in feet from the wetland or stream to the nearest area of work
- For projects located within 200-feet of Black River, Cedar River, Springbrook Creek, May Creek and Lake Washington please include the following additional information:
- Distance from closest area of work to the ordinary high water mark.
 - Description of the nature of the existing shoreline
 - The approximate location of and number of residential units, existing and potential, that will have an obstructed view in the event the proposed project exceeds a height of 35-feet above the average grade level
7. ☐ **Rezone Justification:** Please provide **12 copies** of a written statement justifying the rezone which may include, but is not limited to: letters, photographs, site development plans, market research reports and land use maps. The burden of proof in demonstrating the rezone is appropriate lies solely upon the applicant, so it is important for the applicant to demonstrate in a clear and precise manner why the request for rezone is timely and the rezone application should be granted approval.

8. ☐ **Draft Legal Documents:** Please provide **4 copies** of any proposed street dedications, restrictive covenants, draft Homeowners Association, or any other legal documents pertaining to the development and use of the property.
9. ☐ **Fees:** The application must be accompanied by the required application fee (see Fee Schedule). Land use fees are calculated by charging the full amount for the most expensive land use permit needed and half-price for each additional land use permit. Please call (425) 430-7294 to verify the exact amount required. Checks should be made out to the *City of Renton* and can not be accepted for over the total fee amount.
10. ☐ **Neighborhood Detail Map:** Please provide **12 copies** of a map drawn at a scale of 1" = 100' or 1" = 200' (or other scale approved by the Development Services Division) to be used to identify the site location on public notices and to review compatibility with surrounding land uses. The map shall identify the subject site with a much darker perimeter line than surrounding properties and include at least two cross streets in all directions showing the location of the subject site relative to property boundaries of surrounding parcels. The map shall also show: the property's lot lines, lot lines of surrounding properties, boundaries of the City of Renton (if applicable), north arrow (oriented to the top of the plan sheet), graphic scale used for the map, and City of Renton (not King County) street names for all streets shown. Please ensure all information fits on a single map sheet.

Kroll Map Company (206-448-6277) produces maps that may serve this purpose or you may use the King County Assessor's maps as a base for the Neighborhood Detail Map. Additional information (i.e. current city street names) will need to be added by the applicant.

11. ☐ **Map of Existing Site Conditions:** Please provide **12 copies** of a fully-dimensioned plan drawn at the same scale as, or combined with the grading plan, showing existing topographical (five foot contours or less), structural and natural features.
12. ☐ **Assessors Maps:** Please provide **11 copies** of a King County Assessor's map (scale 1"=100') delineating the site with a bold boundary line. The map will need to include all property within approximately 1000' of the subject site. If more than one map is needed to satisfy this requirement, the multiple map sheets must be taped together prior to making copies.
13. ☐ **Plan Reductions:** Please provide **one 8 ½" x 11" photographic reduction** of all required full size plan sheets, which include: landscape plans, conceptual utility plans, site plan or plat plan, neighborhood detail map, topography map, tree cutting/land clearing plan, grading plan, and building elevations. These reductions are used to prepare public notice posters and to provide the public with information about the project. A photographic reduction is a photo quality (not transparent) copy of a digitally scanned original document. Copy machine reductions or plotted reductions cannot be accepted. Please ensure the reduced Neighborhood Detail Map is legible and will display enough cross streets to easily identify the project location when cropped to fit in a 4" by 6" public notice space. Once the photographic reductions have been made, please also make **one 8 ½" x 11" regular photocopy** of each photographic reduction sheet. Royal Reprographics (425)-251-8230, Litho Design (206) 574-3000, The Copy Company (206) 622-4050, and Reprographics NW/Ford Graphics (206)-624-2040, (425) 883-1110, (253) 383-6363 provide this service.

14. ☐

Colored Maps for Display (DO NOT MOUNT ON FOAM-CORE OR OTHER BACKING):

Please color **1 copy** of each of the following full size plan sheets (24" x 36") or other size approved by the Development Services Division) with a 1/4" or larger felt tip marker for use in presenting the project to the Environmental Review Committee and at any required public hearing:

- Neighborhood Detail Map
- Site Plan
- Landscaping Plan
- Elevations

The following colors are required:

Red-North Arrow, outer property boundary. Proposed new lot lines (dashed). Do not color existing lot lines which are to be eliminated or relocated.

Blue-Street names identified with lettering of at least 1" in height. Street names must be legible at a distance of 15-ft.

Brown-Existing buildings (Please do not color buildings which will be demolished or removed)

Yellow-Proposed buildings

Light Green-Landscaped areas

Dark Green-Areas of undisturbed vegetation

All Plans and Attachments must be folded to 8½" by 11"

REVIEW PROCESS: Once a complete land use application package has been accepted for initial review, the Development Services Division will post three notices of the pending application at or near the subject site and mail notices to property owners within 300 feet of the project site. The proposal will be routed to other City departments and other jurisdictions or agencies who may have an interest in the application. The reviewers have two weeks to return their comments to the Development Services Division. Within approximately two weeks, the Development Services Division will prepare a report regarding the proposal's compliance with applicable codes and the City's review criteria.

The application will then be presented to the City's *Environmental Review Committee*. The Environmental Review Committee is comprised of the Administrator of the Planning/Building/Public Works Department, the Administrator of Community Services, and the Fire Chief. The Committee is responsible for determining whether the proposal will result in significant adverse environmental impacts. To do this, the committee will consider such issues as environmental health hazards, wetlands, groundwater, energy and natural resources and will then issue its decision (Environmental Threshold Determination).

The Environmental Review Committee will either issue a:

- **Determination of Non-Significance (DNS)**-Make a determination the proposal will have no significant negative environmental impacts
- **Mitigated Determination of Non-Significance (DNS-M)**-Make a determination the proposal, if modified, would have no significant negative environmental impacts
- **Determination of Significance (DS)**-Make a determination the proposal will have significant adverse environmental impacts and require the applicant to submit an Environmental Impact Statement (EIS) prepared by a qualified consultant

Once the Environmental Review Committee has issued its Environmental Threshold Determination (provided an EIS is not required), a public notice of the Determination is printed in the *South County Journal* and three notices are posted at or near the site. A 14-day appeal period commences following the publication date. At the discretion of the City, a separate and additional 15-day comment period may be added prior to the 14-day appeal period.

Hearing Examiner Rezone Review and Review of Environmental Determination Appeals: A public hearing is required. Development Services Division staff will forward their report and recommendation and the Environmental Review Committee's decision to the Hearing Examiner prior to the hearing. This report will be mailed to all persons listed on the Master Application and all parties of record. Notice of the public hearing will be published in the *South County Journal* at least 10 days prior to the hearing, the site will be posted again, and parties of record will receive notices of the hearing via mail. Applicants are strongly encouraged to attend the public hearing for their proposal. City staff will first make a presentation to the Hearing Examiner about the proposal. Either the applicant or citizens in support of the proposal will then give testimony. When giving testimony, names and addresses must be stated for the record. Following this, individuals of neutral or opposing comments will give their testimony to the Hearing Examiner. City staff or the applicant will address additional questions raised throughout the hearing. The Hearing Examiner will review the Site Plan portion of the application for compliance with the requirements of RMC 4-9-200E and F. In review of the rezone portion of the application, the Hearing Examiner must be able to determine from the record presented in the public hearing that the application bears a substantial relationship to public health, safety, or welfare. Specifically, the Examiner must find one or more of the following:

1. Substantial evidence was presented demonstrating:
 - The subject reclassification appears not to have been specifically considered at the time of the last Comprehensive Plan land use analysis and/or zoning application **or**
 - The current zoning of the property preceded the last Comprehensive Plan amendment in the area of the property and any rezoning which occurred subsequent to the Comprehensive Plan amendment
2. Since the last previous Comprehensive Plan analysis or rezoning of the subject property:
 - Authorized public improvements, permitted private development, or other circumstances affecting the subject property have undergone significant and material change **or**
 - Other circumstances have significantly changed. Depending upon the specifics of the application, the applicant might accurately and conclusively show:
 - a. Changes in population or housing trends
 - b. Number of building permits in the general area
 - c. Traffic count changes
 - d. Public improvements such as streets or utilities
3. The property is potentially zoned for the reclassification being requested pursuant to the policies set forth in the Comprehensive Plan and conditions have been met which would indicate the change is appropriate.

In addition, the applicant must demonstrate the proposal is consistent with the City's Comprehensive Plan and Comprehensive Plan map. These are available at the Development Services Division, the Renton Library and may be purchased from the Finance Division at Renton City Hall. Before preparing an application, applicants should familiarize themselves with these documents and be prepared to specifically address them in the public hearing. Finally, the applicant must clearly and precisely show through evidence submitted with the application the proposed rezone is both appropriate and timely.

The Hearing Examiner will review the Rezone application based on the above criteria concurrently with any environmental appeals and issue a recommendation to City Council for the Rezone and a final decision on any environmental appeals within 14 days of the hearing unless, at the time of the public hearing, the Hearing Examiner indicates additional time will be required for issuance of any decision and recommendation. The recommendation and any environmental appeal decision will be mailed to all persons listed on the Master Application and all parties of record.

After the recommendation and any appeals of that recommendation are sent to the City Council, the Council will issue a final decision.

APPEAL AND RECONSIDERATION PROCESS FOR DECISIONS: Any person, including the applicant, aggrieved by the Hearing Examiner's actions, may make a written application for reconsideration to the Hearing Examiner within 14 calendar days of the date of the rezone recommendation or environmental appeal decision. After review of the reconsideration request, the Hearing Examiner may take whatever action is deemed proper. The Hearing Examiner's written decision on the reconsideration request will be mailed to all parties of record within 10 days from the date the request was filed.

If any party is still not satisfied after a reconsideration decision has been issued, an appeal may be submitted within 14 days to the City Council.

An appeal may be filed without requesting reconsideration by the Hearing Examiner first, however, it must be filed within 14 days of the date when the original decision was issued.

After the Council's decision is issued there will be a 21-day appeal period, during which time an appeal may be filed with Superior Court. See Renton Municipal Code, Section 4-8-110 for further information on the appeal process and time frames.